

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: City of Fort Lauderdale/ Riverbend-
The Corporate Park

Case #: 41-R-03

Date: 5/13/03

Comments:

No Comments

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: City of Fort Lauderdale/Riverbend-
The Corporate Park

Case #: 41-R-03

Date: 5/13/03

Comments:

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: City of Fort Lauderdale/Riverbend-
The Corporate Park

Case #: 41-R-03

Date: 5/13/03

Comments:

1. Show private fire main system on Civil plans as per NFPA 24 on C-40. The hydrants should be spaced along the fire lane required by 3-5 of the FFPC. Be sure to meet all the requirements of 3-5 FFPC. Show turning radii. Meeting required. Call 954-828-5223 for appointment.
2. DDC's required at connection of private fire main to City mains.
3. Flow test required as close to private main connection as possible. Bring result of flow test to meeting.
4. Fire sprinkler systems required at permit.
5. Standpipe system required at permit.
6. Stair must access roof. 1008 FBC.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: City of Fort Lauderdale/Riverbend-
The Corporate Park

Case #: 41-R-03

Date: 5/13/03

Comments:

No apparent interference will result from this plan at this time.

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Division:	Landscape	Member:	Dave Gennaro 954-828-5200
Project Name:	City of Fort Lauderdale/Riverbend-The Corporate Park	Case #:	41-R-03
Date:	5/13/03		

Comments:

1. Provide a list of the existing trees and palms on site, their names and sizes, and whether they are to remain, be relocated, or be removed. Any trees, which would be considered good candidates for relocation, should be relocated. All Tree Preservation Ordinance requirements apply.
2. Recommend using Royal palms (as street trees) for the entire Broward Blvd. frontage. (Understory trees could be used between or behind them.) ½ of the street trees should be shade trees.
3. Add low or mid level color accent on the Broward Blvd. frontage.
4. Add “Interior Landscape Area” calculations to the Landscape Calculation List.
5. Peninsula tree islands must have a minimum 8’ wide landscape area. There appears to be a deficiency in certain areas.
6. Indicate any utilities that would affect proposed planting on the Landscape Plan (such as overhead powerlines). If applicable, any overhead lines should be placed underground.

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Division:	Planning	Member:	Angela Csinsi 954-828-5984
Project Name:	City of Fort Lauderdale/Riverbend-The Corporate Park	Case #:	41-R-03
Date:	5/13/03		

Request: Site Plan Level III/Waterway Use/Office and Retail

Comments:

1. A portion of this site plan abuts the north fork of the New River and is therefore considered a waterway use. A separate application and fee is required for Planning and Zoning Board review.
2. Provide a narrative explaining how this project meets the waterway use for each of the criteria found in ULDR Sec. 47-23.8. This includes Neighborhood Compatibility. Provide a point-by-point narrative for these criteria as well.
3. A parking reduction application is required prior to this project moving forward to the Planning and Zoning Board.
4. It appears that a portion of the site is located on land that has a County zoning district of B-3. This portion will have to comply with County requirements for this zone.
5. Show outline of adjacent buildings and adjacent roadways.
6. Remove all references to Phase I or provide a master plan for the entire area. Should the total gross square footage of office and retail meet or exceed the thresholds for Multi-Use Developments provided in Chap. 28-24 of the Florida Administrative Code, a clearance letter from the Department of Community Affairs regarding DRI status will be required.
7. Label all zoning districts on the site plan and clearly show zoning lines, including County zoning.
8. Label the proposed uses of the buildings on the site plans and floor plans (retail, office, etc.)
9. Show all doors that open from retail uses on site, landscape and first floor plans.

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10. Explain the design of the staggered landscape islands in the parking lots. Some adjustments are suggested for better traffic circulation and safety. Show all light pole locations.
11. Redesign the pedestrian walkway system to better serve the parking areas.
12. Explain why the entrance sidewalks are proposed along the entrance drive. Is retail proposed adjacent to the sidewalks? Provide a sidewalk from Broward Blvd to west entrance of Building A.
13. What is the structure shown on Sheet A3-07 next to Building E?
14. Is there a drop-off area off of Broward Blvd? Is this for a bus stop?
15. Will the new roadways be private or dedicated to the City?
16. There should be a pedestrian connection to the County Park located north of the site. Who owns the connecting land along the north fork of the New River? Discuss with Broward County Parks Dept.
17. The artistic rendering shows a walkway along the lake. Is this proposed? If so, show on the site plan and landscape plan. Are there any plans to use the land between the north property line and the lake? If so, how?
18. A portion of this site is located on unplatted land. Discuss at DRC meeting whether or not platting is required.
19. Please provide a copy of plans presented to the CRA Board and a narrative explaining any differences between the two.

Additional comments may be forthcoming at DRC meeting.

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Division:	Police	Member:	Detective Nate Jackson Office-954-828-6422 Pager-954-877-7875
Project Name:	City of Fort Lauderdale/Riverbend-The Corporate Park	Case #:	41-R-03
Date:	5/13/03		

Comments:

1. Will there be any type of perimeter control?
2. All glass doors/windows should comply with S.F.B.C. and have impact resistance glass.
3. All buildings should have intrusion alarms systems that identify the area(s) that is violated.
4. Each building should have C.C.T.V. that monitors strategic locations within.
5. Roving security officers and/or C.C.T.V should control the parking lots.
6. Recommend that all parking near office buildings is eliminated and some form of barriers erected for pedestrians entry/exit.
7. Recommend that employee of each building have card access to various locations and all individuals have ID badges visible and visitors provided an ID tag or card.
8. Recommend that only authorized persons have access to the water supply and air ducts.
9. Recommend that all bags and packages are hand checked or X-rayed.
10. Provided written document for the above.

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Division:	Zoning	Member:	Terry Burgess 954-828-5913
Project Name:	City of Fort Lauderdale/Riverbend-The Corporate Park	Case #:	41-R-03
Date:	5/13/03		

Comments:

1. Any nonresidential use on the waterway shall require a site plan level III review pursuant to section 47-23.8. Provide a narrative outlining how the proposed project complies with section 47-23.8.A & B.
2. Rezoning shall require a site plan level IV review pursuant to section 47.24.4. Provide a narrative outlining how the proposed project meets the criteria of section 47-24.4.D.1-3 point by point.
3. Parking data indicates a shortage of three hundred fifty eight (358) spaces. An application for a parking reduction requires a site plan level III review. Provide a parking study which documents and supports the criteria of section 47-20.3 to be forwarded to an independent licensed professional engineer contracted by the city to determine whether the parking study supports the basis for the parking reduction.
4. Provide parking breakdown by use and square footage of each use to verify the actual number of parking spaces required pursuant to section 47-20.2.
5. Light fixtures shall comply with the setback requirements of the zoning district in which they are located pursuant to section 47-19.2.R. Light fixtures shall not be located in the required parking space which has a minimum of 8'8" X 18' clear area pursuant to section 47-20.11.
6. All signage shall comply with the requirements of section 47-22.

Additional comments may be discussed at the DRC meeting.